



# Canfield Gardens

South Hampstead, NW6

Asking Price £625,000

A bright south facing one double bedroom apartment occupying the first floor of an impressive red brick period house located on one of South Hampstead's most desirable roads.

The flat offers a spacious open plan reception and kitchen, a well proportioned double bedroom and a modern bathroom.

Located on Canfield Gardens, the property is just 0.3 miles from West Hampstead Underground (Jubilee Line), Overground and Thameslink stations offering excellent transport links into central London, the city and beyond. West End Lane's vibrant cafes, restaurants and boutiques are located just 0.2 miles away.



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- Spacious one bedroom flat
- South facing
- 600 square feet
- Red brick semi-detached house
- 0.2 miles to shops and amenities
- 0.3 miles to the Jubilee Line



**Tenure:** Share of Freehold and a lease of 986 years remaining.

**Service Charge:** £1,994 per annum.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

NW3 1QH

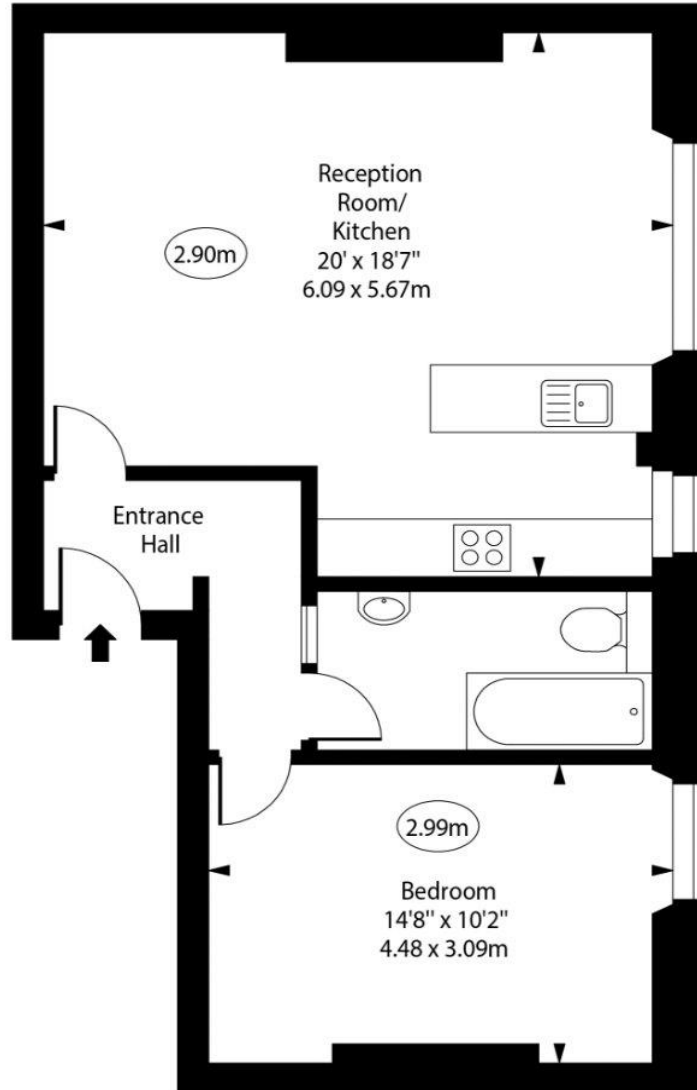
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○ - Ceiling Height



First Floor

Approx Gross Internal Area      608 Sq Ft - 56.48 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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